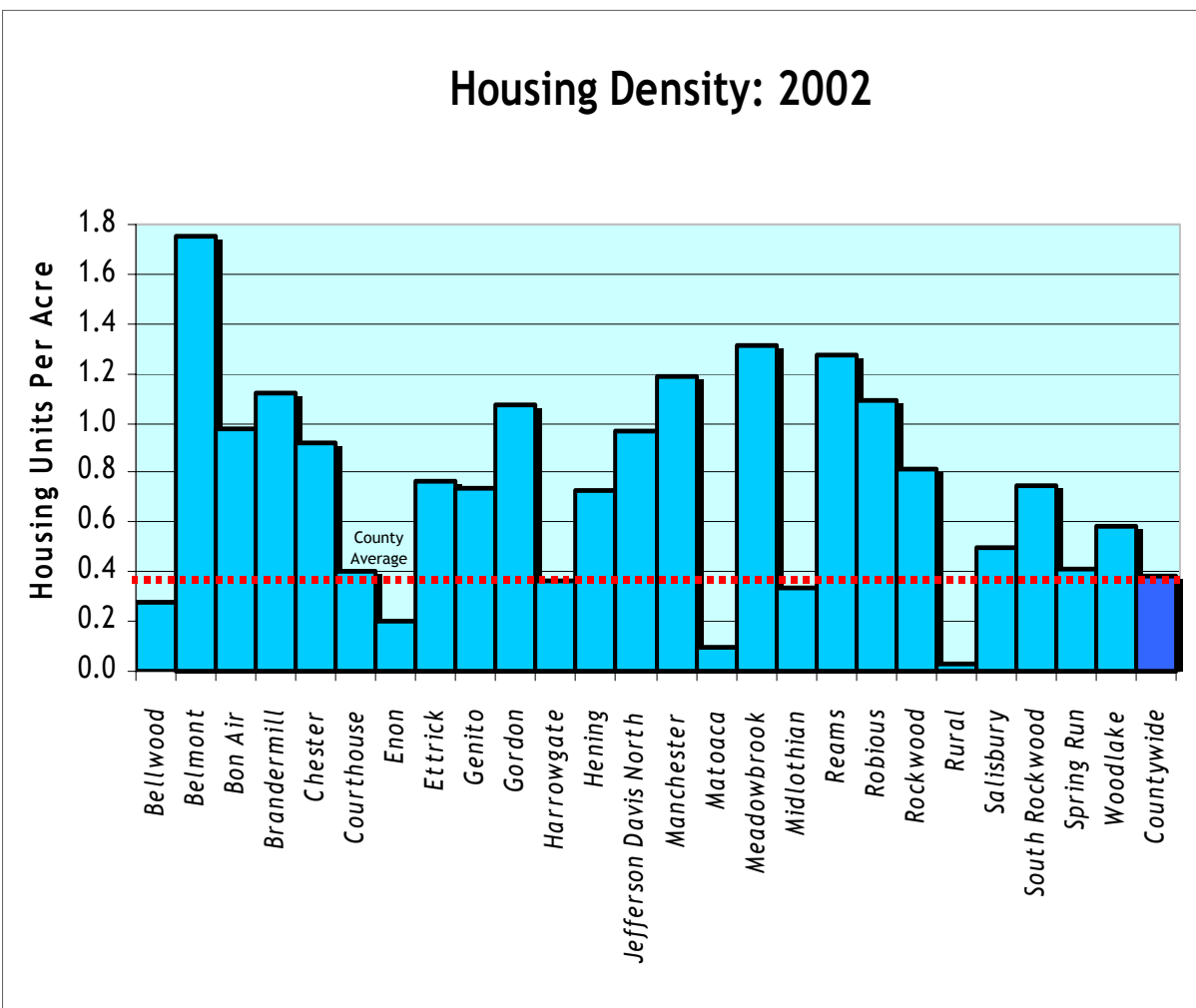


# Existing Housing

## HOUSING DENSITY

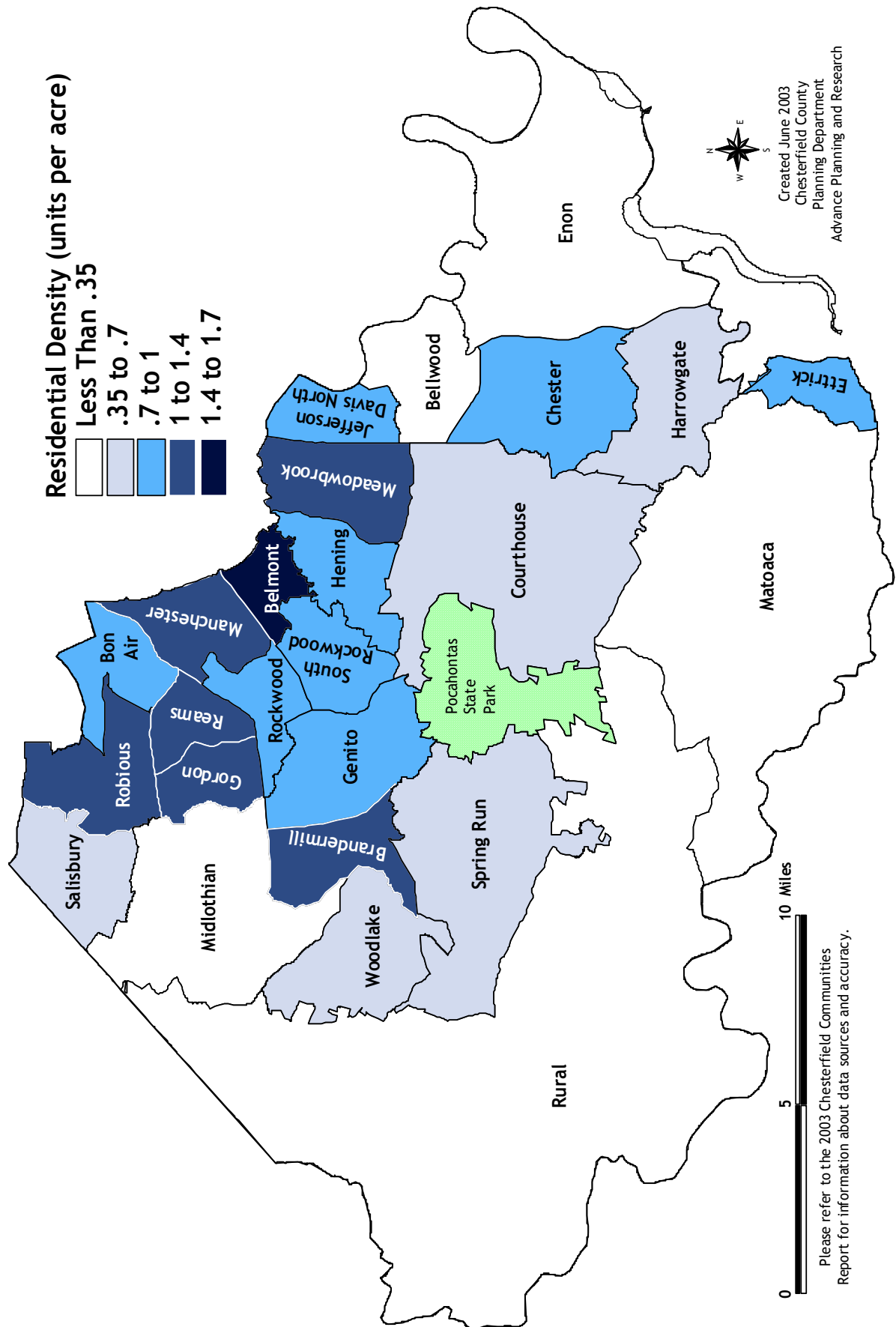
At the end of 2002, there were 103,700 housing units of all types in the county, with an overall average density of about 0.4 housing units per acre of land. This is roughly equivalent to one unit for every two and a half acres of land countywide.

Most of the county is rural and suburban. Densely developed areas are typically located closer to Richmond (*see map on next page*). Residential density ranges from 0.03 units per acre in the Rural community, to 1.75 units per acre in Belmont.



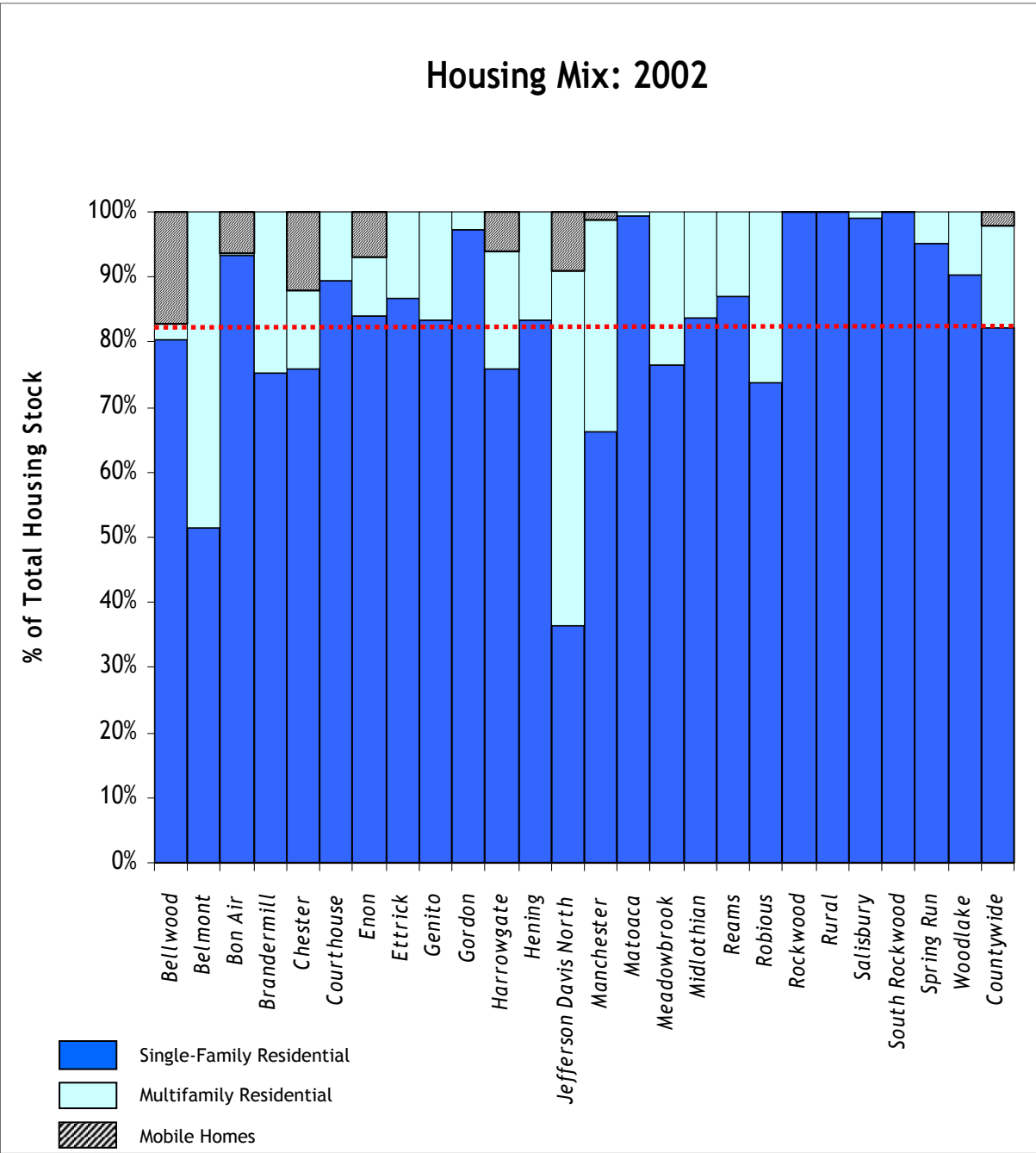
**Note:** The above graph depicts overall residential density. Some communities have low density due to large commercial, industrial, rural and/or vacant areas. These communities include **Bellwood**, **Enon**, **Matoaca** and **Rural**. This does not mean that residential areas in these communities are always lower density.

# Residential Density: 2002



# HOUSING MIX

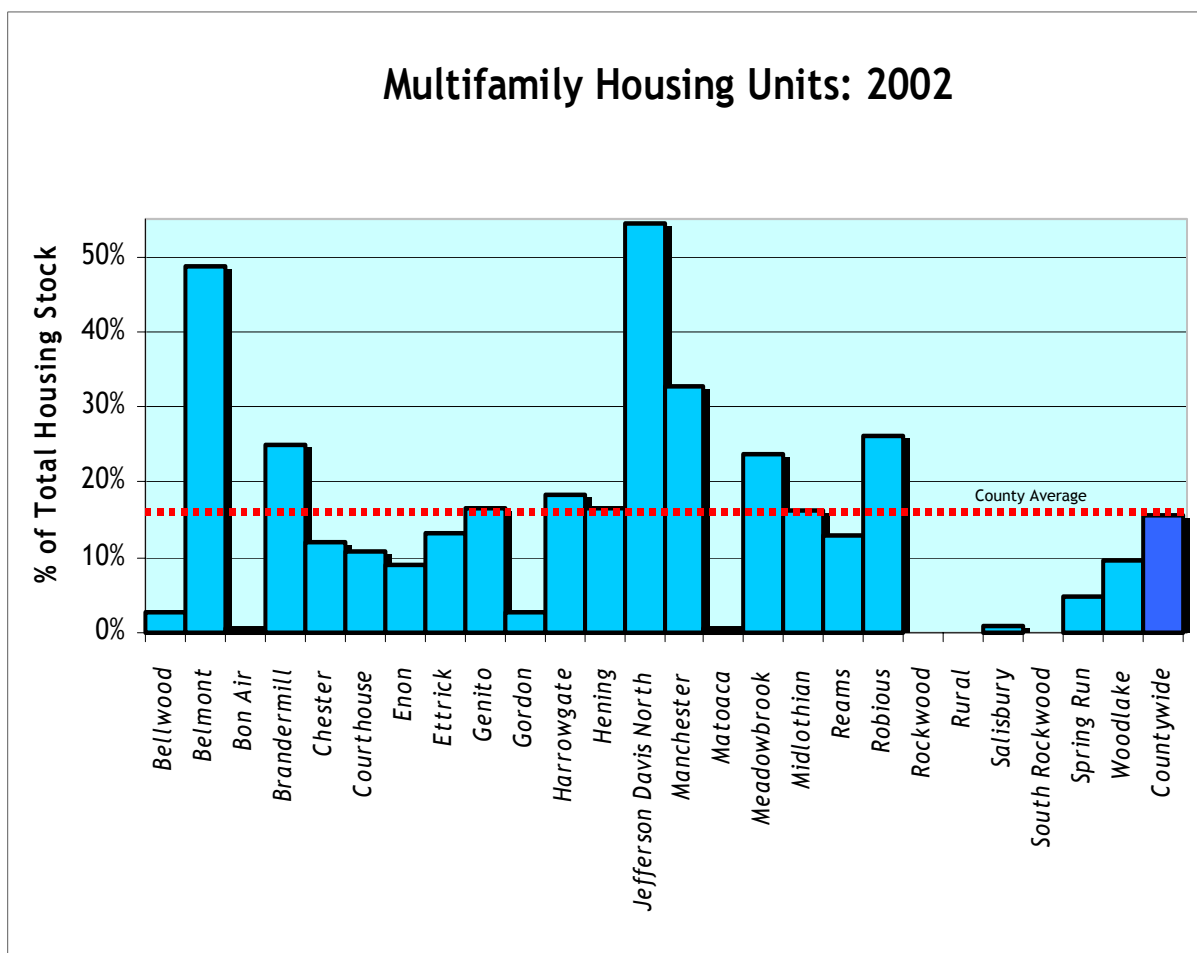
Eighty-two percent of the housing in Chesterfield County is single-family. Sixteen percent is multifamily. Two percent of the housing stock is made up of mobile homes. The Belmont and Jefferson Davis North communities have significant amounts of multifamily residential development. Other communities, such as Rockwood, Rural and South Rockwood, are almost entirely single-family residential.



## MULTIFAMILY HOUSING

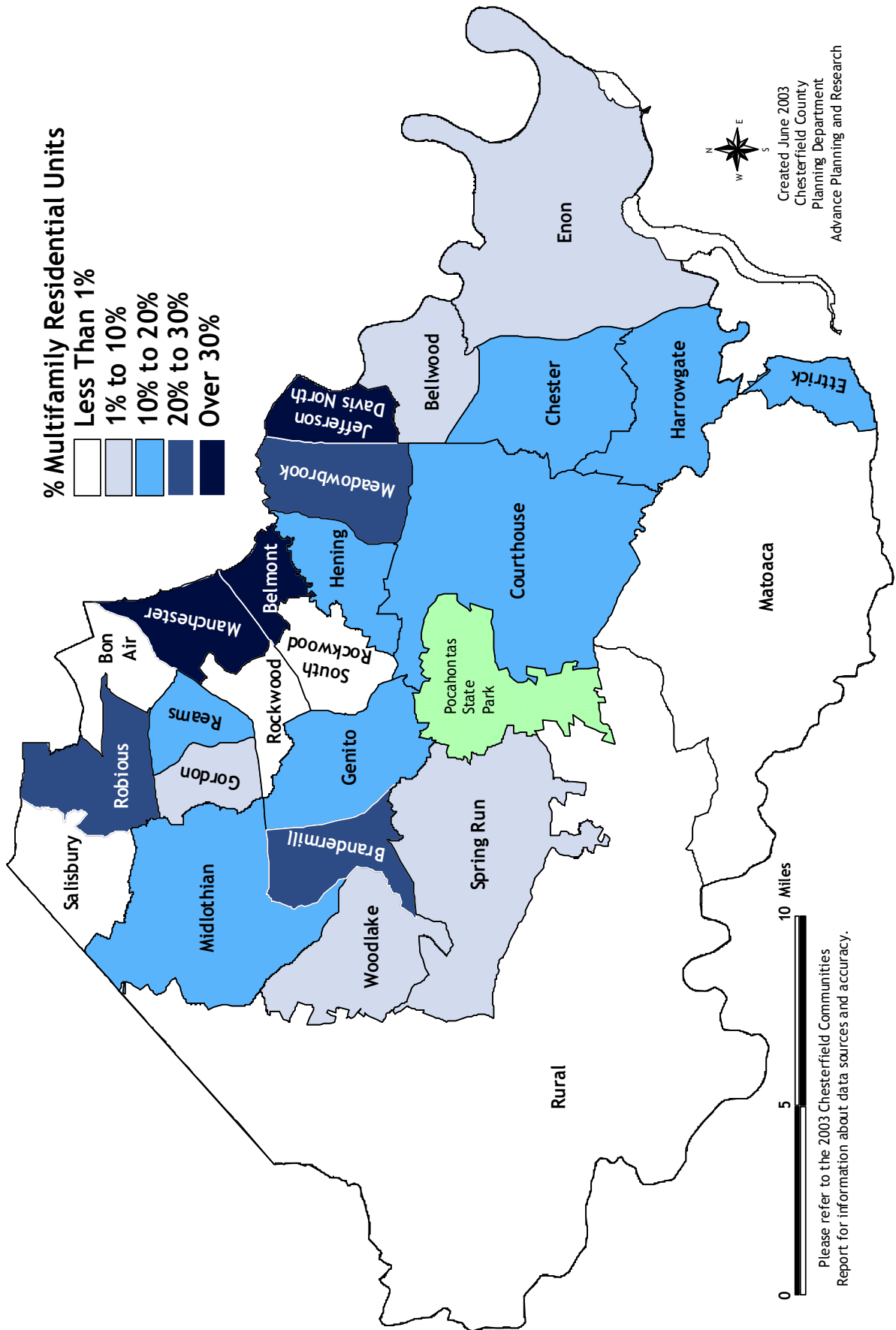
Balanced communities provide a range of housing types. Communities with few multifamily housing units (e.g. condominiums, apartments or townhouses) lack housing choices for new households. Communities with many multifamily units may experience the effects of management changes at larger complexes and from tenants not residing long enough to establish strong community ties. Absentee landlords may not share community sensitivities of resident homeowners. These concerns may be especially significant in communities with many renter-occupied single-family homes.

In 2002, there were about 16,200 multifamily units countywide. Sixteen percent of the countywide housing stock is multifamily. Over 30 percent of the housing in Belmont, Manchester and Jefferson Davis North is multifamily. In sharp contrast, Matoaca, Rockwood, Rural and South Rockwood have almost no multifamily units.



*Note: This report includes "townhouses" within the multifamily category. Townhouses comprise about 2.3 percent of the housing stock countywide. Although the Zoning Ordinance defines townhouses separately from multifamily dwellings, they share important key characteristics (such as shared walls, unit density, traffic generation and resident demographics). In addition, townhouses countywide have more than twice the rental occupancy rate (20.5 percent) of single-family houses (9.2 percent).*

# Multifamily Housing: 2002

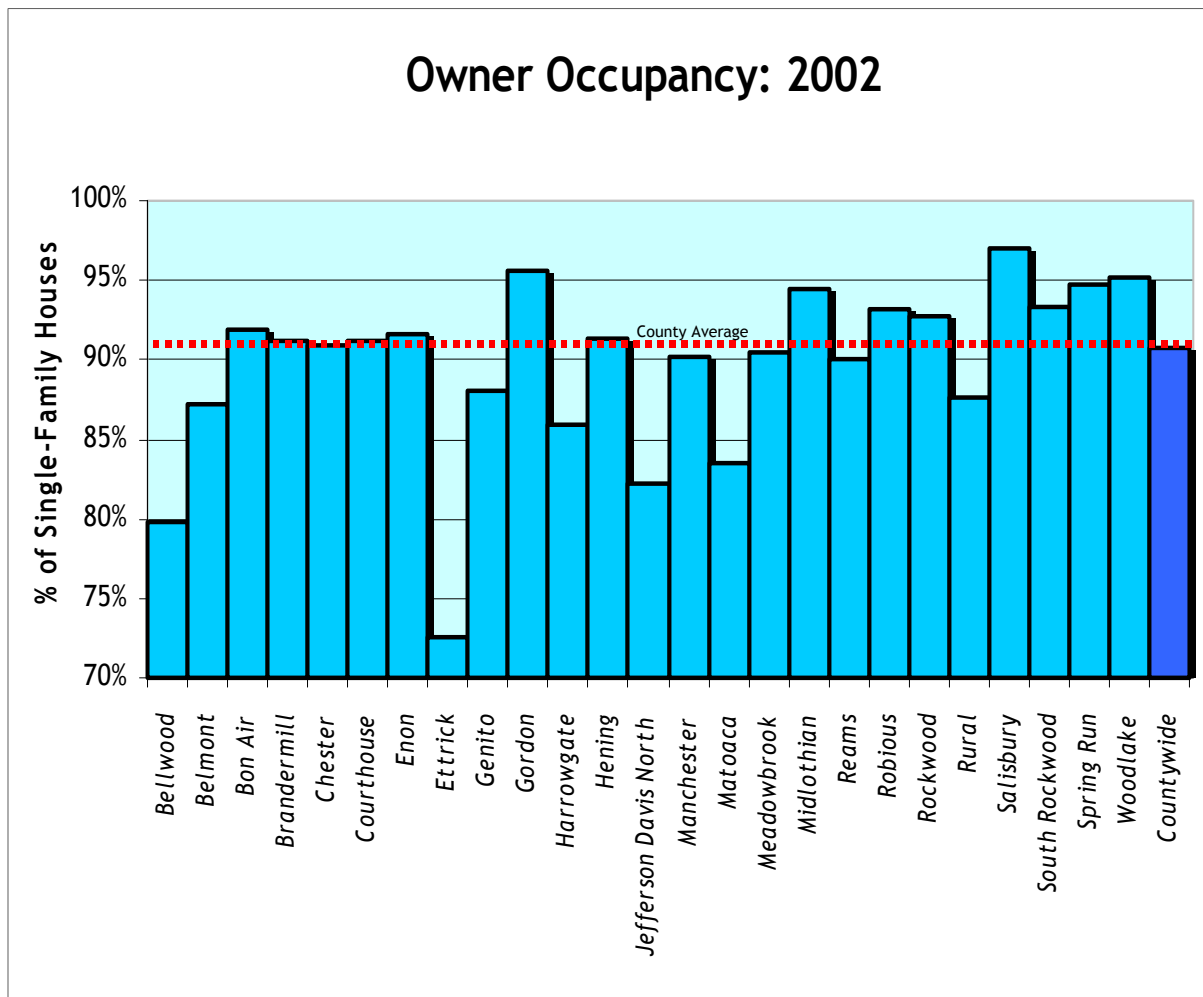


## OWNER AND RENTAL OCCUPANCY

Owner occupancy of single-family homes is a positive indicator of the stability of a community. Homeowners tend to have a greater stake in the long-term health of their neighborhoods and a higher level of commitment to property maintenance. In contrast, areas with high rental occupancy may experience greater resident turnover, deferred property maintenance and less community involvement.

***Ninety-one percent of single-family houses countywide were owner-occupied in 2002.***

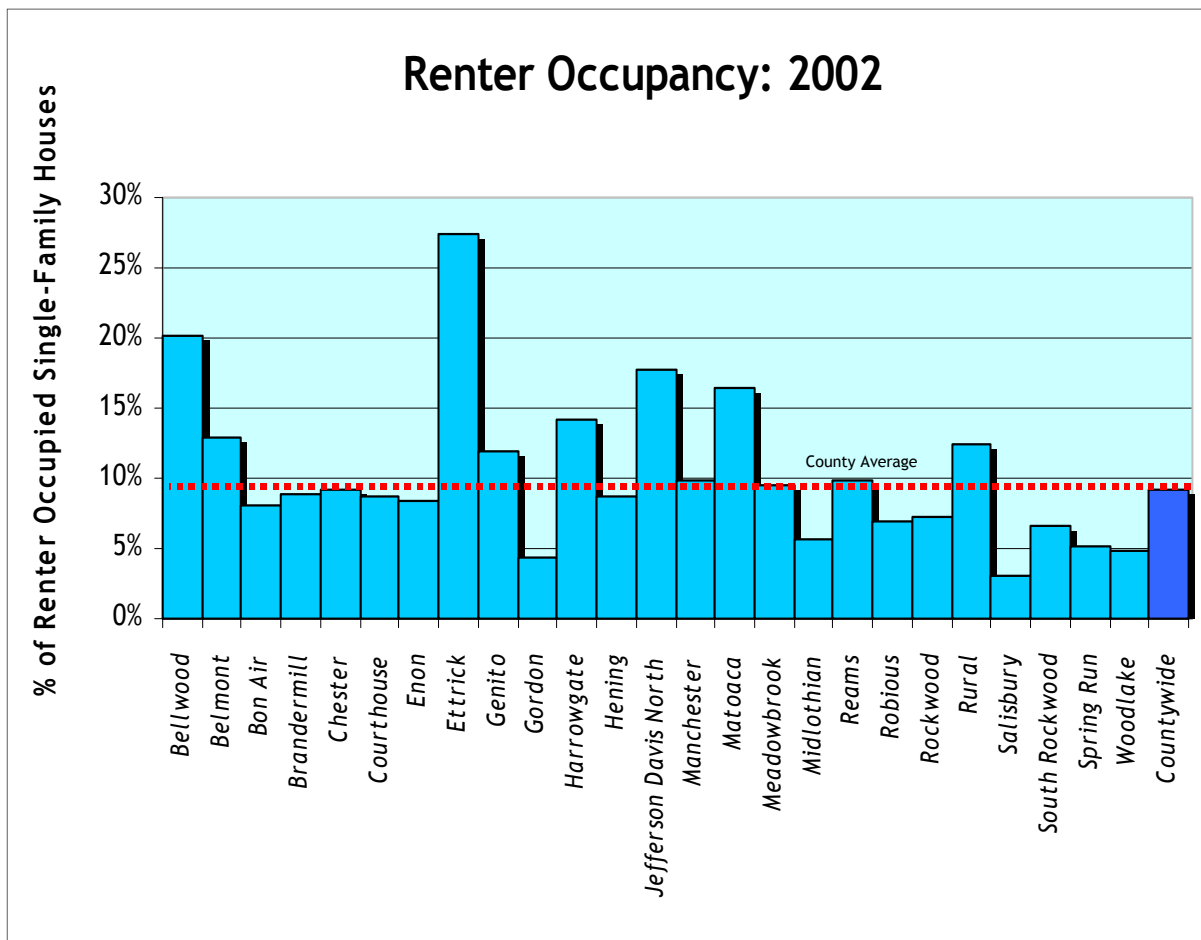
Ninety-one percent of single-family houses in the county were owner-occupied in 2002. Nine percent were renter-occupied. Owner-occupancy increased three percent from 2001 to 2002. This increase may be explained by low mortgage interest rates that increased housing affordability for many residents.



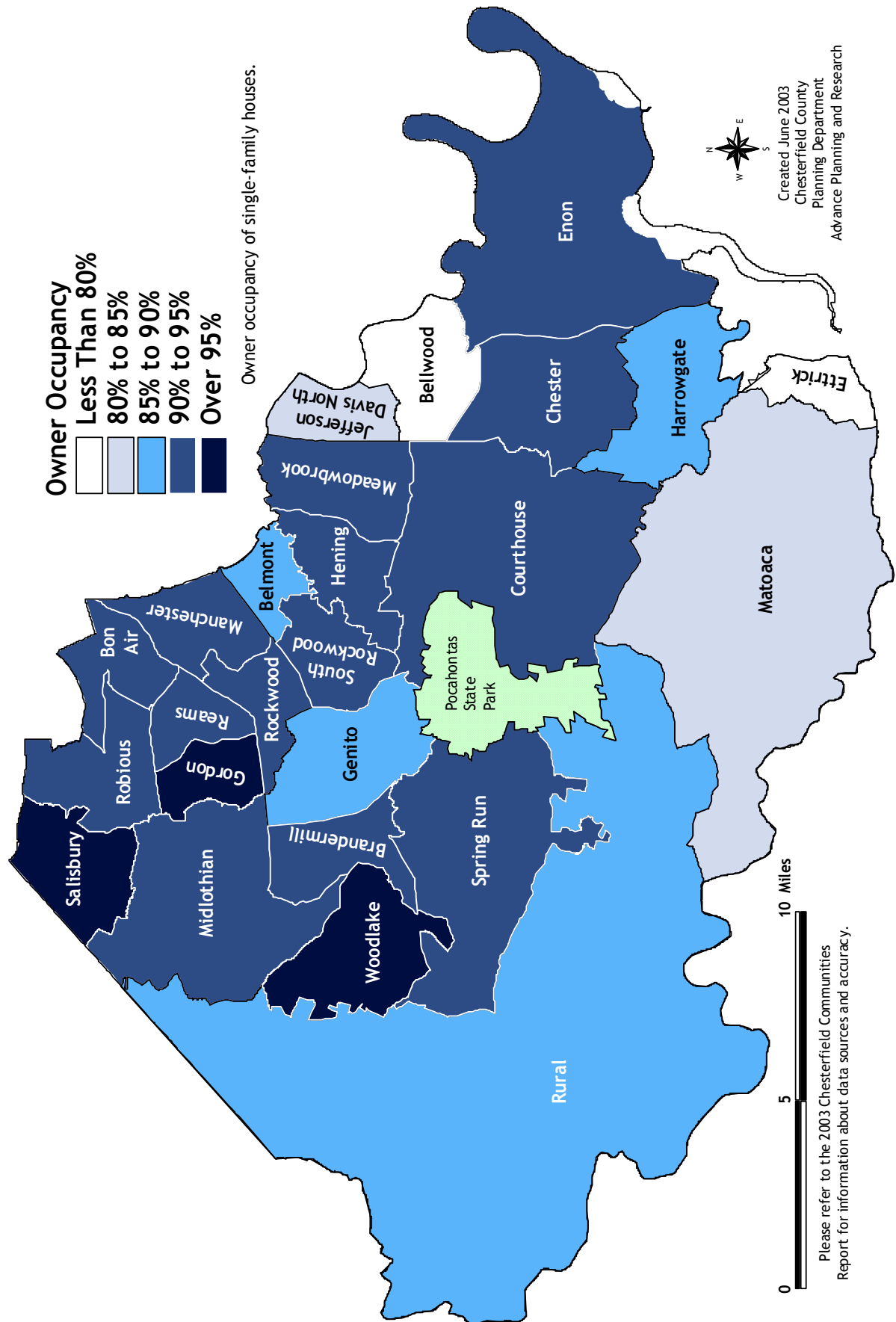
*Note: Estimates are based on data derived from assessor information. Specifically, the physical and mailing addresses of single-family residences were compared, and properties with different site and mailing addresses were categorized as*

Ettrick, home to Virginia State University, has the lowest rate of owner occupancy of single-family homes (73 percent), reflecting a large student-renter population. Owner occupancy also appears to be closely associated with housing prices. In communities with low rates of owner occupancy, such as Ettrick, Bellwood, Jefferson Davis North, Matoaca and Harrowgate, resale housing prices are also low. Houses are less expensive to buy in these places, and less expensive to rent. Salisbury, in contrast, has the highest rate of owner occupancy, 97 percent, as well as median housing prices far above the rest of the county.

***Communities with low owner-occupancy rates also have low resale housing prices. Houses are less expensive to buy in these places, and less expensive to rent.***



# Owner Occupancy: 2002







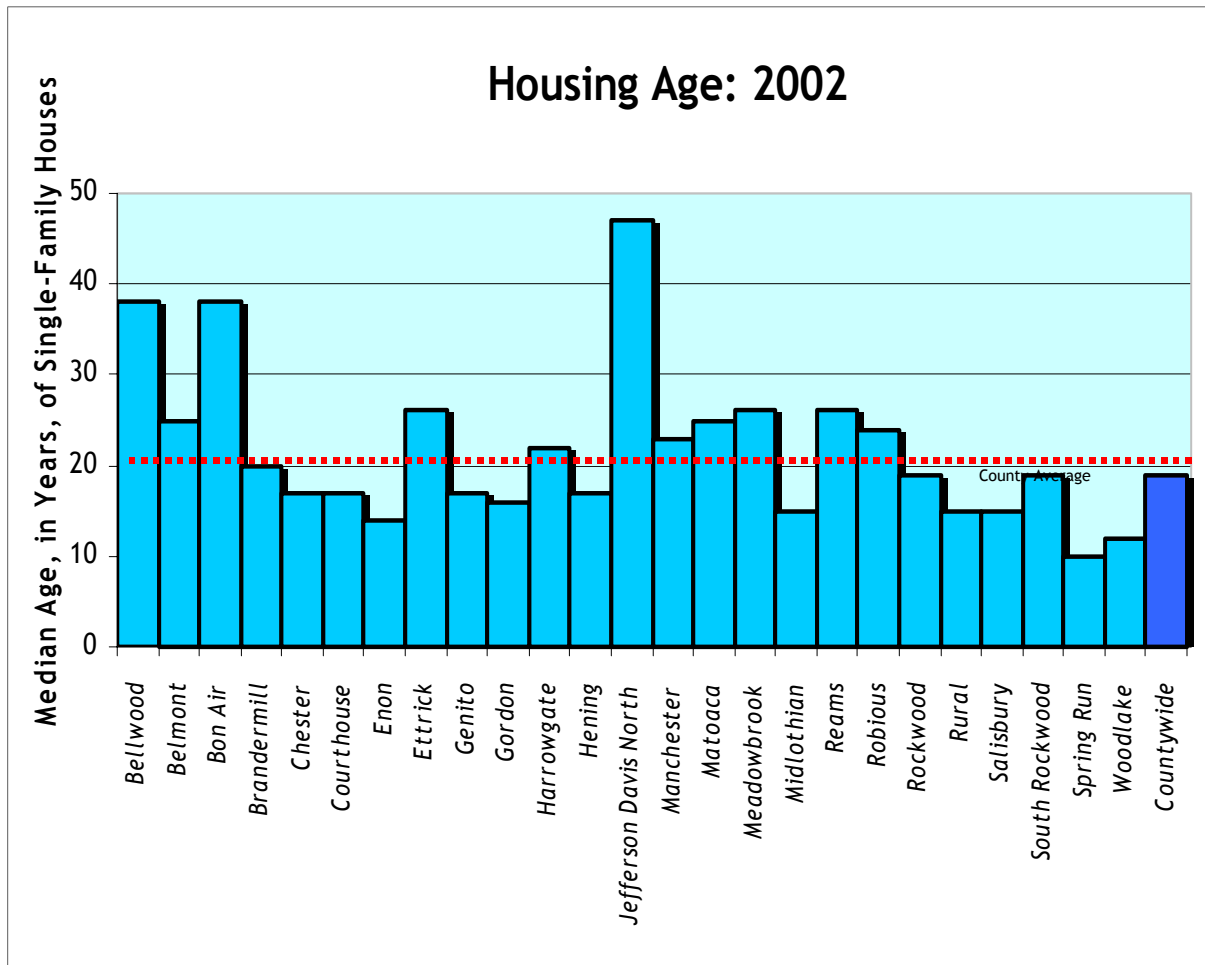
House in Pleasant Ridge, Reams Community

## AGE OF HOUSING

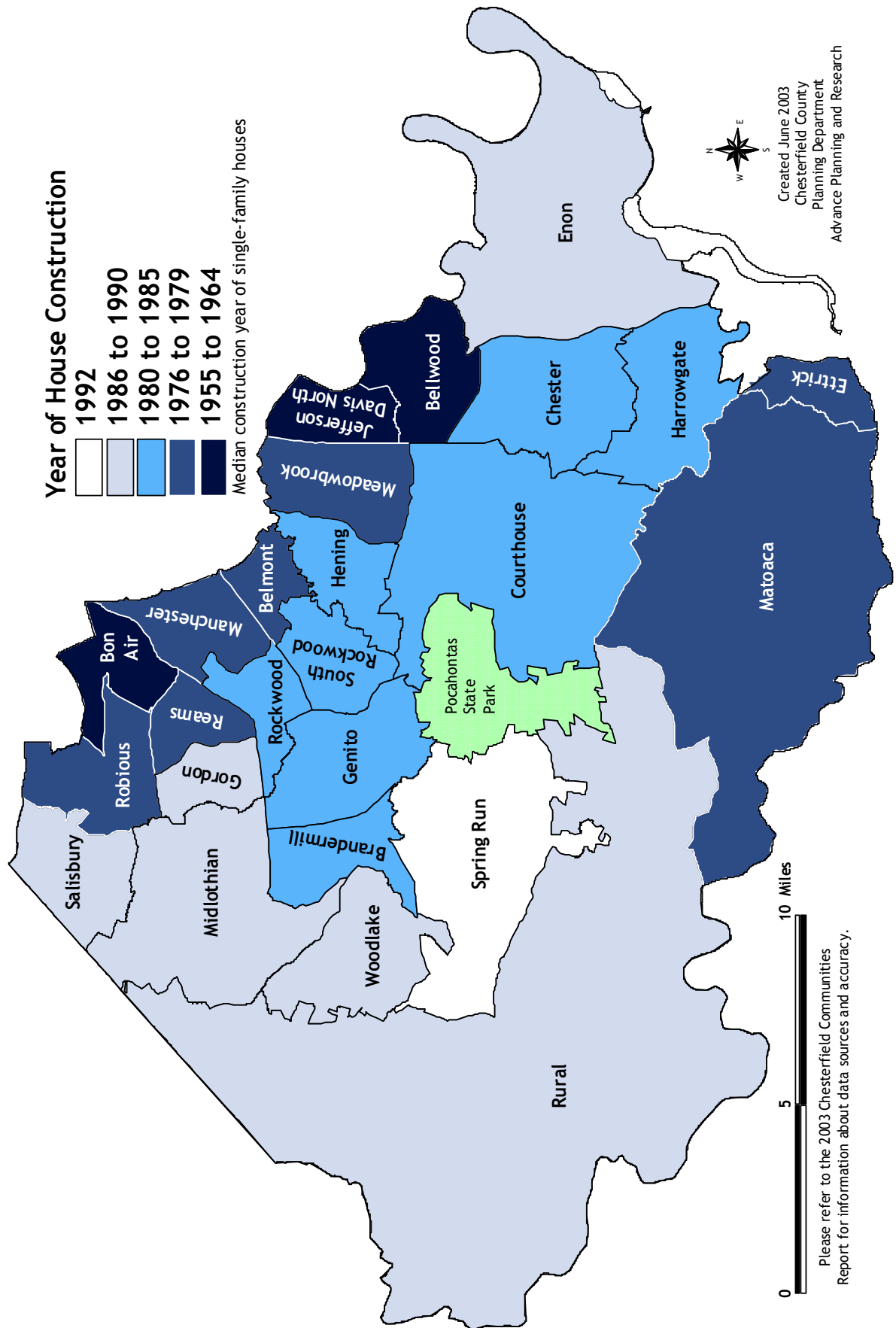
The median age of single-family houses in Chesterfield County is 19 years old. Half of all single-family houses were constructed during or before 1983. Half of single-family houses were built during or after 1983. Areas with older housing are typically more built out or have experienced slower growth.

Jefferson Davis North has the oldest median housing age. Houses there have a median age of 47 years.

In contrast, Spring Run has the newest median housing age – ten years.



# Age of Housing: 2002

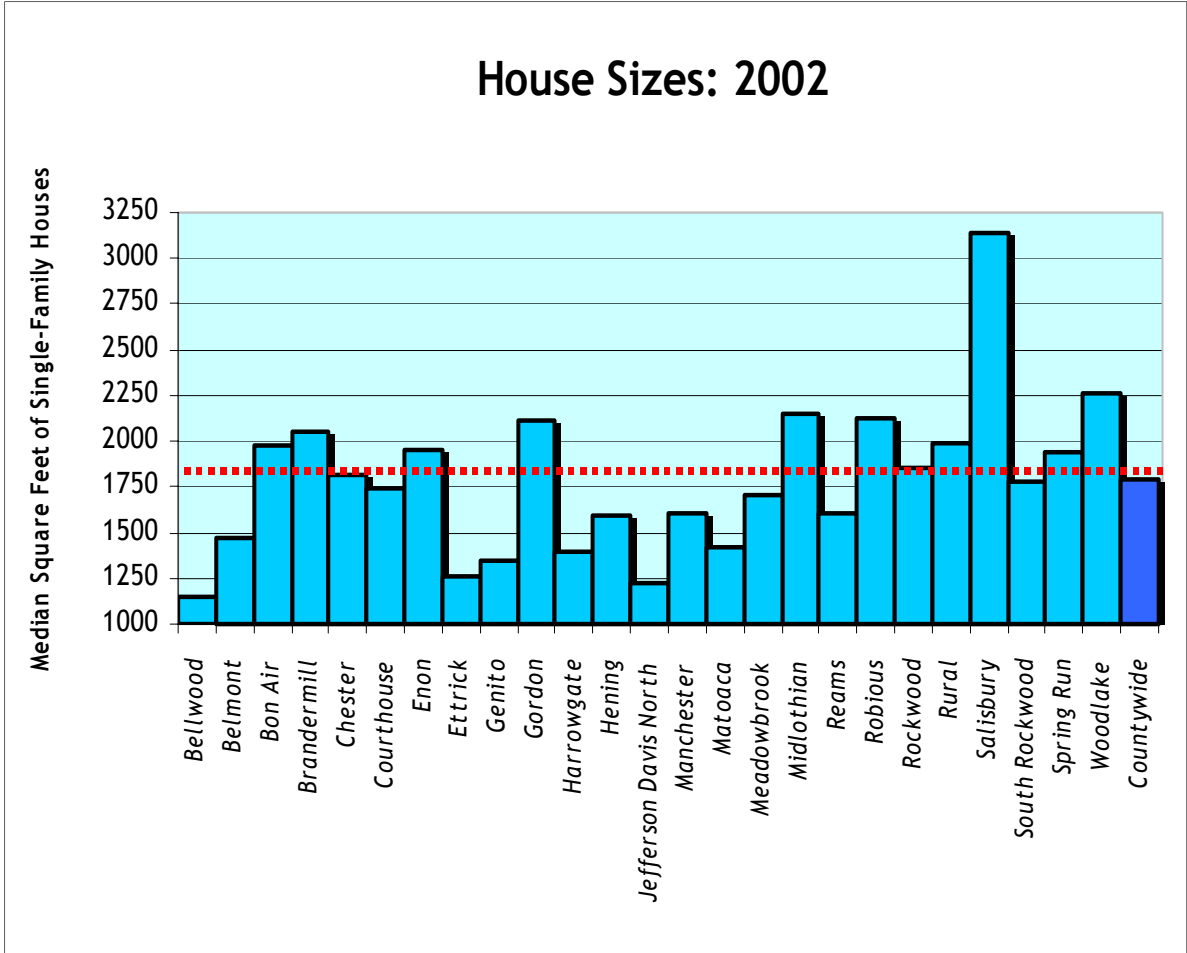


HOUSE SIZES

Single-family houses in the county range in size from 240 to 9,800 square feet. Newer houses are often larger than older houses, reflecting changes in society and in the housing market. The median size of single-family houses in the county is 1,796 square feet. Bellwood has the smallest median house size, 1,150 square feet. In Salisbury, the median house size is 3,136 square feet, which is the largest in the county.

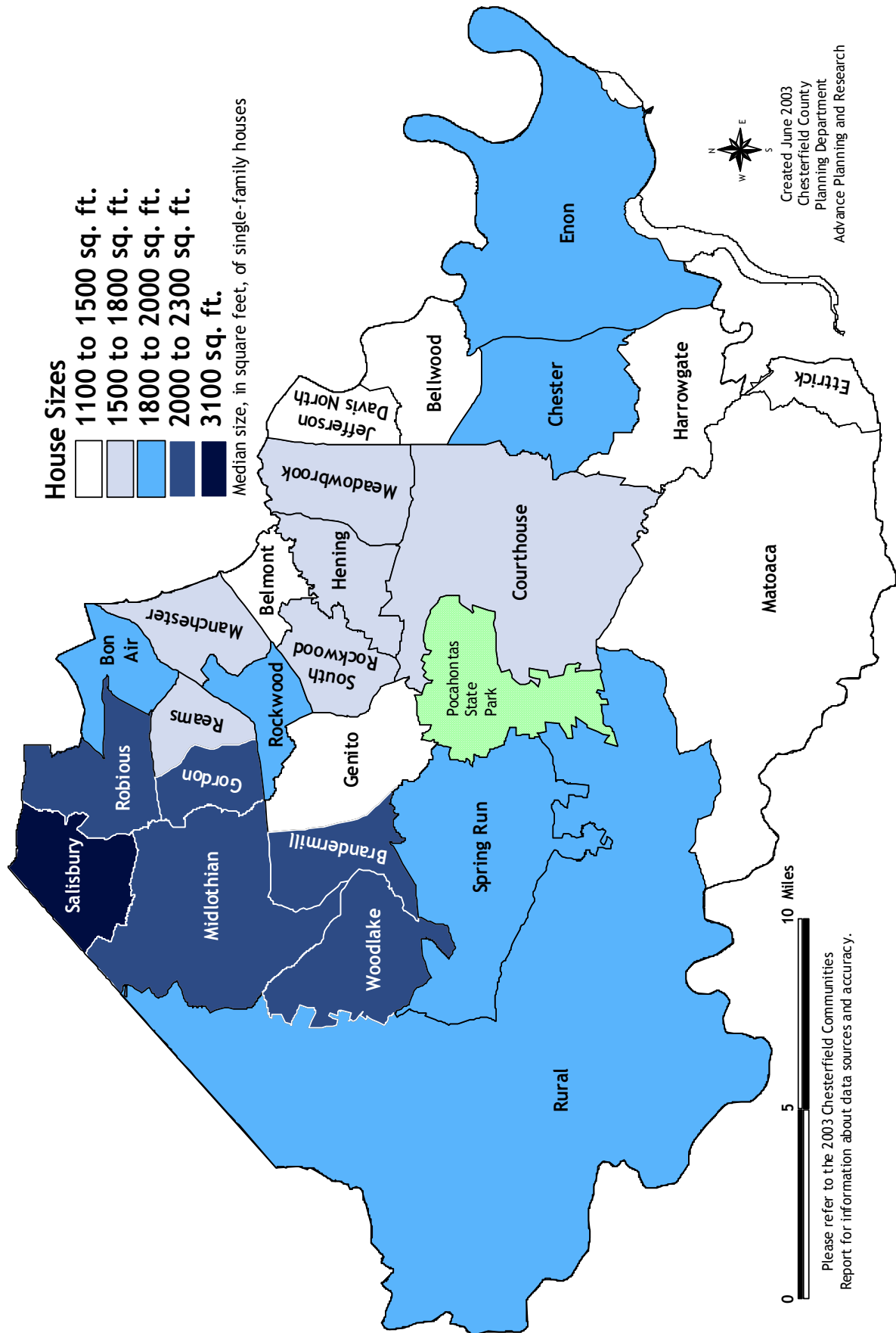


House in Ettrick



House in Foxfire, Woodlake Community

# Median House Size: 2002

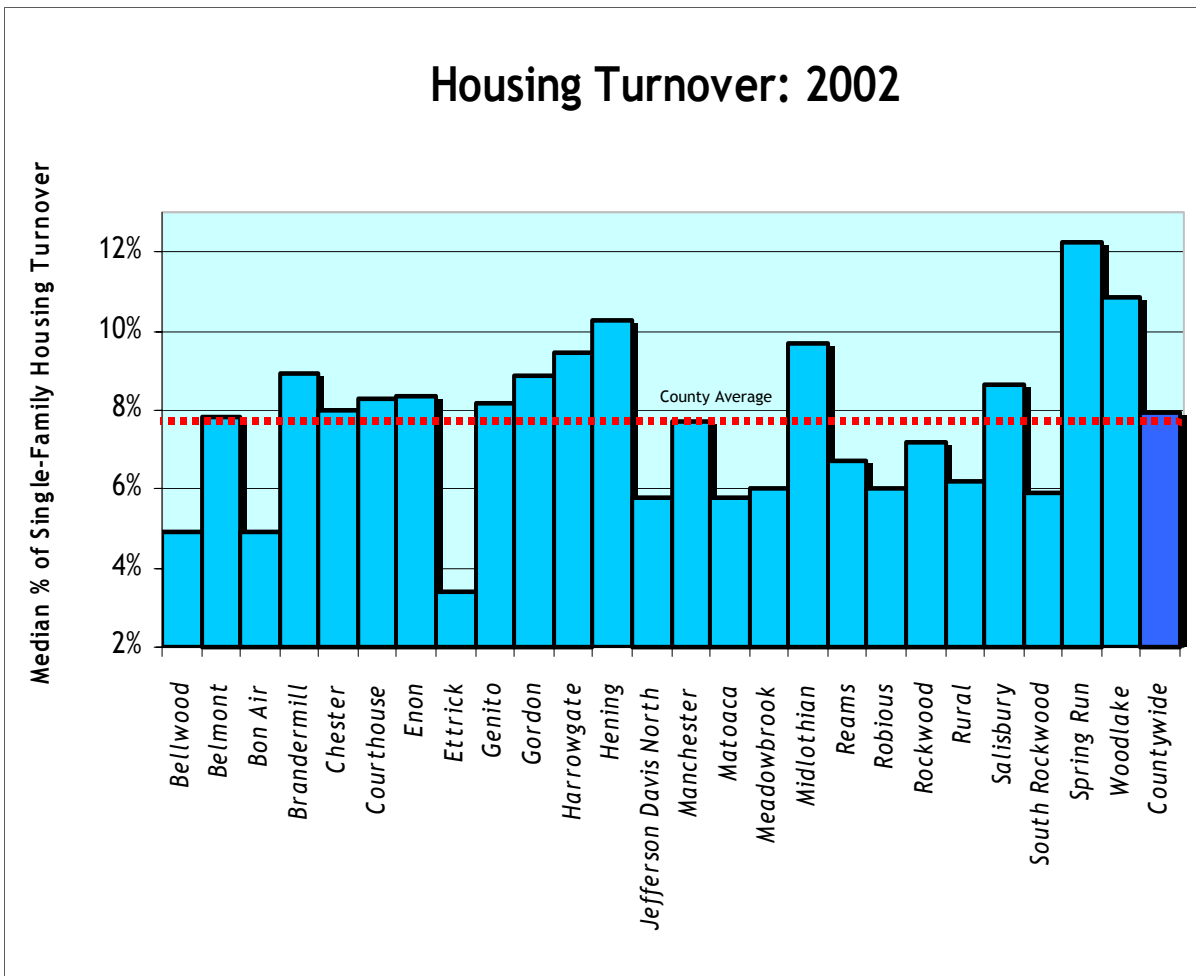


Created June 2003  
Chesterfield County  
Planning Department  
Advance Planning and Research

Please refer to the 2003 Chesterfield Communities  
Report for information about data sources and accuracy.

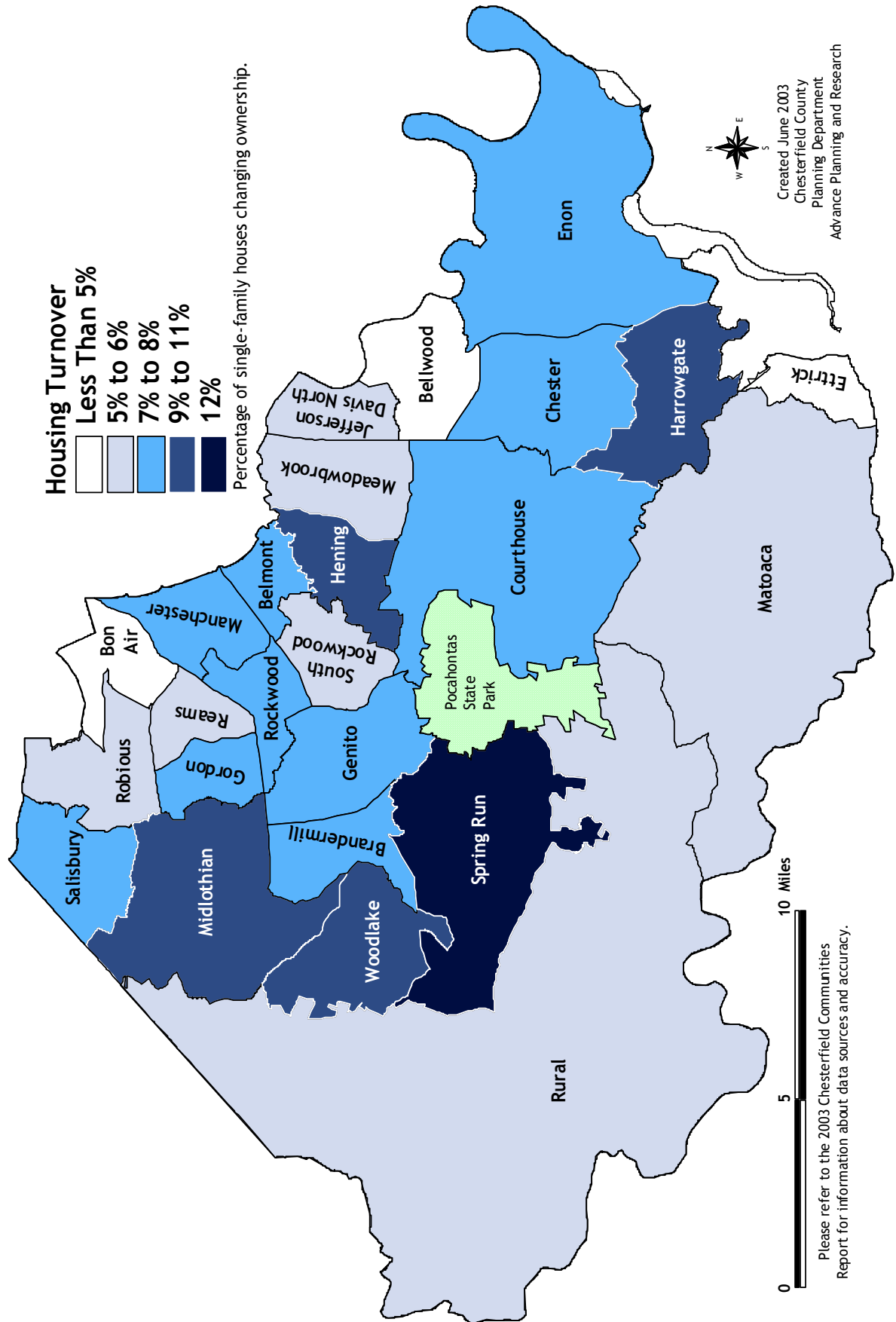
## HOUSING TURNOVER

The housing turnover rate indicates the percentage of single-family homes that were sold in 2002. Turnover in a community does not necessarily indicate decline. Communities with high turnover, however, may not enjoy the stability provided by long-term residents. The countywide turnover rate in 2002 was eight percent, ranging from three percent in Ettrick, to 12 percent in Spring Run. From 2001 to 2002, the countywide turnover rate decreased by two percent.



*Note: the chart above excludes houses built in 2002.*

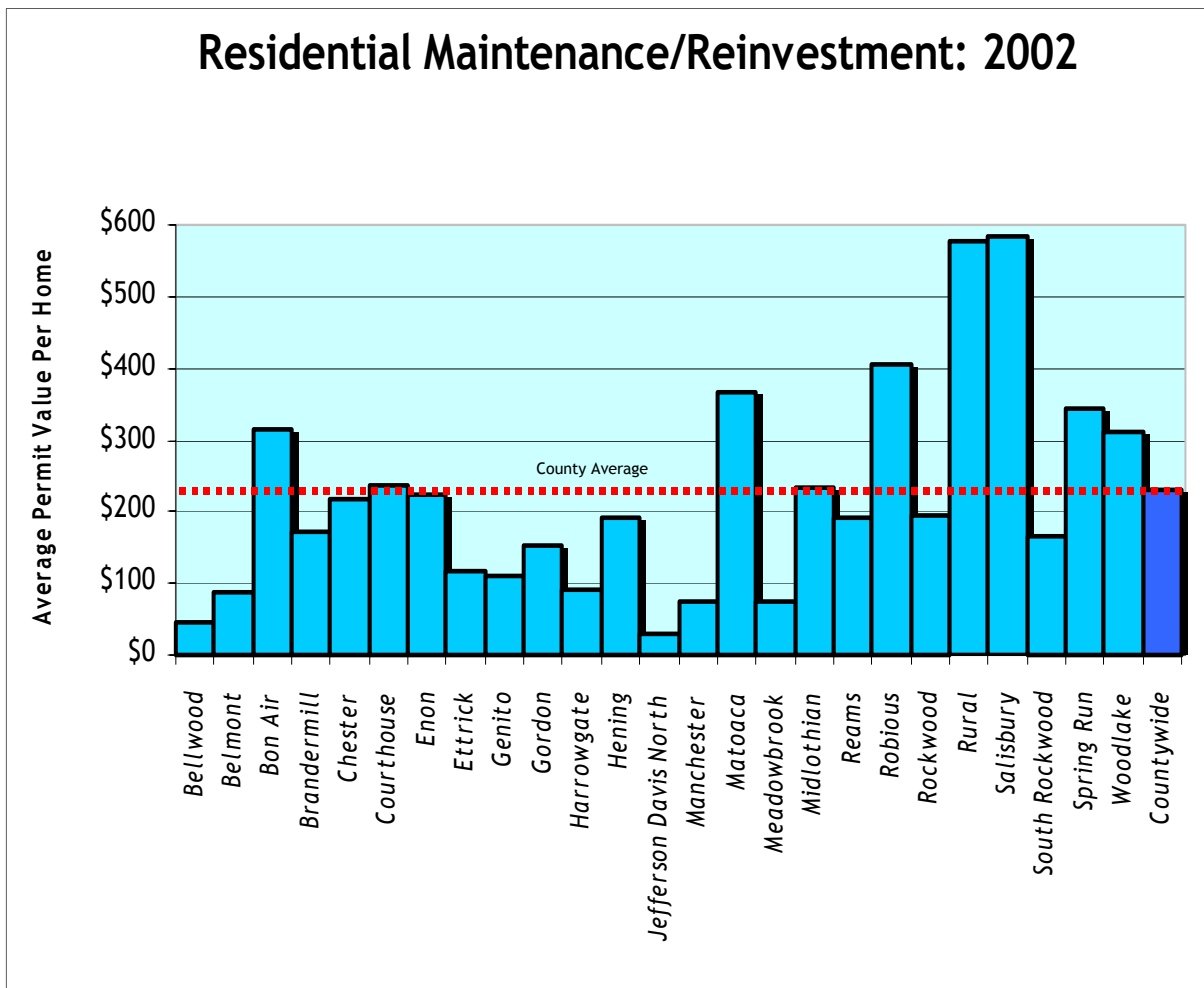
# Housing Turnover: 2002



## RESIDENTIAL MAINTENANCE AND REINVESTMENT

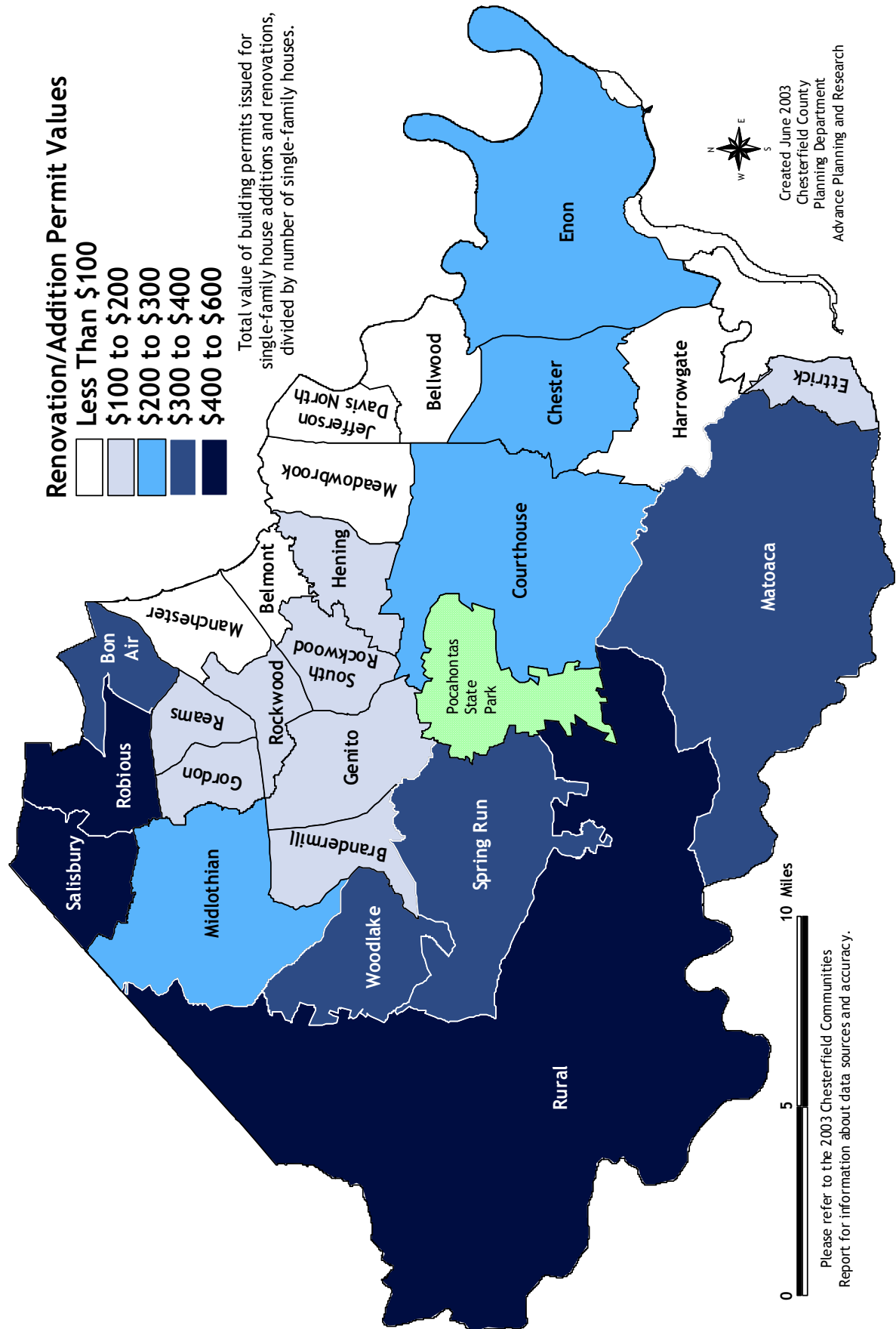
In healthy communities, residents maintain and reinvest in their properties. Owners of houses renovate aging homes to add new amenities. Aging communities that have low rates of reinvestment may experience decline over time. Older homes that are not renovated may decline in value as buyers look to communities with newer homes and better maintenance.

The countywide average building permit value for maintenance and reinvestment in 2002 was \$230 per house. Jefferson Davis North had the lowest average amount spent on maintenance and reinvestment, \$30 per house. Salisbury had the highest average amount, \$580 per house.



**Note:** Data in the above table is from the Building Inspections Department, and includes all residential renovations or additions to single-family homes for which a homeowner obtained a building permit. (This does not include or measure the value of renovations and/or additions for which no building permits were issued). "Renovations" include structural repairs and room renovations. "Additions" include all additions to homes (excluding decks and carports). Homeowners estimate the value of the renovation or addition for each building permit. This data was tabulated to estimate the average amount spent in each community, by adding up total building permit values and dividing the result by the number of single-family houses in each community.

# Maintenance and Reinvestment: 2002

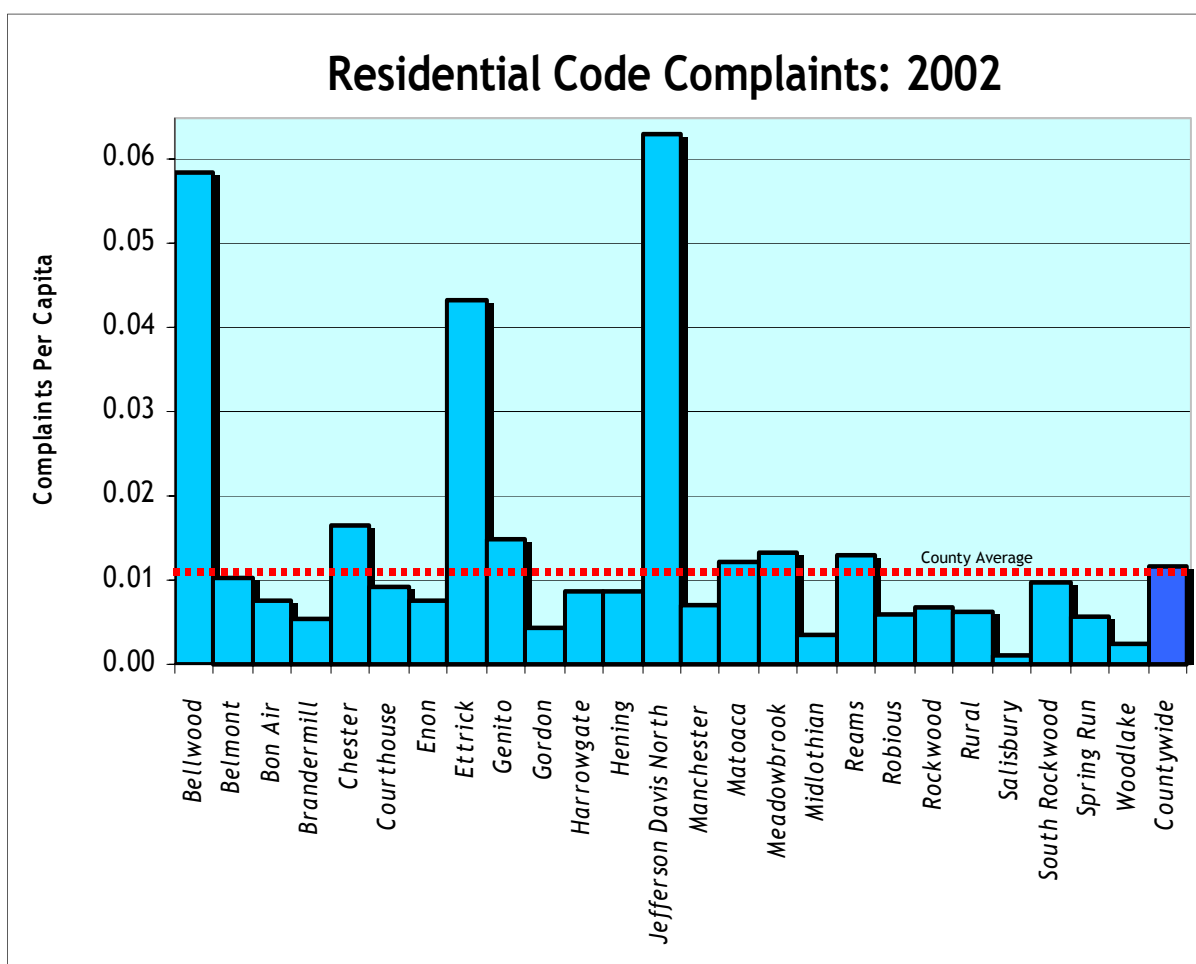




## RESIDENTIAL CODE ENFORCEMENT

Chesterfield County Code Compliance staff processed approximately 3,200 code complaints for residential properties in 2002. These complaints included zoning violations, illegal signs, property nuisances and unlicensed vehicles.

The countywide average residential code enforcement rate was 0.0115 complaints per capita, or one complaint for every 87 residents. This was a 25 percent increase in the complaint rate compared to 2001. Jefferson Davis North had the highest rate of complaints, with 0.06 complaints per capita, or one complaint for every 17 residents. Salisbury had the lowest complaint rate, with 0.001 complaints per capita, or one complaint for every 1,000 residents.



*Bellwood, Ettrick and Jefferson Davis North received the benefits of a proactive code enforcement effort funded through the Community Development Block Grant program. As a result, these communities had more complaints on a per capita basis. In other communities, complaints were mostly citizen-initiated. Some communities with very large and active homeowners associations, such as Brandermill and Woodlake, had relatively low complaint rates.*

*These numbers do not include complaints associated with removal of illegal residential signs (4,000+ per year), violations in mobile home parks (200+ per year), commercial code enforcement and weed enforcement (about 500 cases per year).*

# Residential Code Enforcement: 2002

